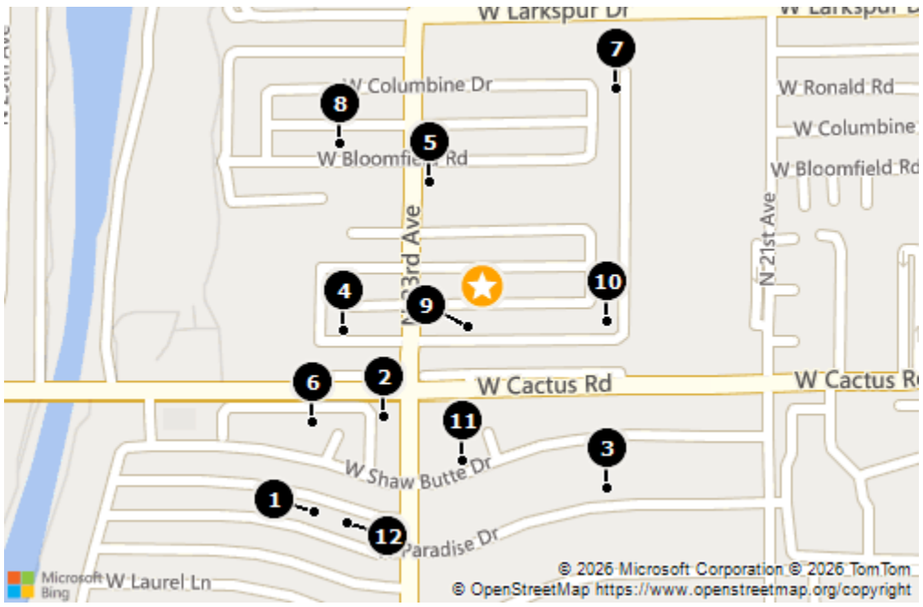
ICE SiteX Report

OrderID: 98274107

SiteX Property Information Report



Subject Property Location

2236 W WETHERSFIELD RD, PHOENIX, AZ 85029-2713

County:	**MARICOPA AZ**	Census Tract:	040131039.002006
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	149-04-119	Thomas Bros Pg-Grid:	578-7D

Valuation

Value:	**$302,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$262,740 - $341,260	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	061300
Assd Land Value:		Market Land Value:	$44,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$178,300	Total Taxable Value:	$684
Total Assessed Value:	$22,280	Total Assessor Market Value:	$222,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 90 Subdivision: VALLEY VISTA UNIT 5 Legal Unit: 5 Map Ref: MB 12114 Sec/Twnship/Range: SEC 13 TWN 3N RNG 2E
Abbreviated Description: VALLEY VISTA UNIT FIVE

Property Characteristics

Lot Size:	6,090 SF	Bedrooms:		Pool:	Yes
Building Area:	864 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/15/2026	Sales Price:	N/A
Document #:	20260295247 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/31/2024	Sales Price:	N/A
Document #:	20240696311 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/19/2024	Loan Amount:	N/A
Document #:	20240673201 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2035	Type Finance:	
Legal Description:			

Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE

Mortgage Record

Recording Date:	12/19/2024	Loan Amount:	N/A
Document #:	20240673200 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2055	Type Finance:	

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Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE

Prior Transfer

Recording Date:	12/19/2024	Sales Price:	$317,000
Document #:	20240673199 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT 5 Legal Unit: 5 Map Ref: MB 12114 Sec/Twnship/Range: SEC 13 TWN 3N RNG 2E
Abbreviated Description: VALLEY VISTA UNIT FIVE

Prior Transfer

Recording Date:	12/19/2024	Sales Price:	$317,000
Document #:	20240673199 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/16/2024		
Document Type:			

Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE Map Ref: MB 121 PG 14

Prior Transfer

Recording Date:	04/02/2021	Sales Price:	$259,000
Document #:	20210373343 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/29/2021		
Document Type:			

Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE Map Ref: MB 121 PG 14

Prior Transfer

Recording Date:	09/30/2009	Sales Price:	$44,500
Document #:	2009-0907730 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/20/2009		
Document Type:			

Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE Map Ref: MAP121 PG14
City/Muni/Twp: PHOENIX

Prior Transfer

Recording Date:	08/07/2009	Sales Price:	$77,482
Document #:	2009-0734315 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/05/2009		
Document Type:			

Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE Map Ref: MAP121 PG14

Prior Transfer

Recording Date:	04/14/2009	Sales Price:	$37,600
Document #:	2009-0329605 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/11/2007	Sales Price:	$60,850
Document #:	2007-0043579 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/26/2006	Loan Amount:	N/A
Document #:	2006-1677952 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2022	Type Finance:	

Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE

Mortgage Record

Recording Date:	12/26/2006	Loan Amount:	N/A
Document #:	2006-1677951 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE

Prior Transfer

Recording Date:	12/26/2006	Sales Price:	$188,000
Document #:	2006-1677949 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/27/2006		
Document Type:			

Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE Map Ref: MAP121 PG14

Prior Transfer

Recording Date:	04/02/2003	Sales Price:	N/A
Document #:	2003-0413745 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/19/2003		
Document Type:			

Legal Description:
Lot: 90 Subdivision: VALLEY VISTA UNIT FIVE Map Ref: MAP121 PG14

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Area Sales Analysis

Total Area Sales	$4,498,990	Median # of Bedrooms	
Median Lot Size	6,587 SF	Median # of Baths	2
Median Living Area	1,426 SF	Median Year Built	1969
Price Range - 2 Yrs	$220,000 to $535,000	Age Range	46 years to 60 years
Median Value	$367,500	Median Age	57 years

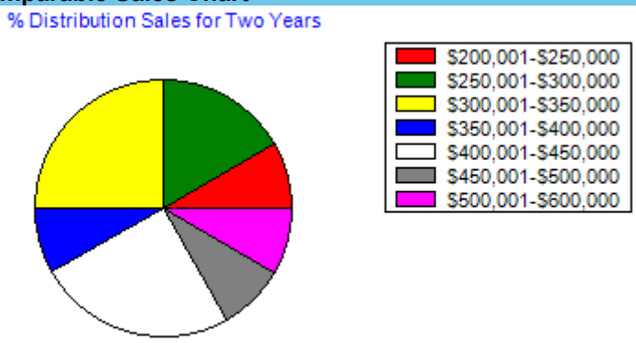
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**2326 W PARADISE DR** **PHOENIX, AZ 85029-3427**	07/08/2026	$341,000	$244	1392	5//2	1968	6,159 SF	
		APN: 149-57-208 Document #: 20260407488 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 445 Subdivision: VALLEY VISTA UNIT 4 MapRef: MB 115 PG 40 Abbreviated Description: Lot:445 Subdivision:VALLEY VISTA UNIT 4 Map Ref:MB 115 PG 40								
2	.11Mi.	**12024 N 23RD AVE** **PHOENIX, AZ 85029-3504**	05/29/2026	$220,000	$185	1189	6//2	1970	7,766 SF	
		APN: 149-57-180 Document #: 20260327609 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 417 Subdivision: VALLEY VISTA UNIT FOUR A MapRef: MB 115 PG 40 Abbreviated Description: Lot:417 Subdivision:VALLEY VISTA UNIT FOUR A Map Ref:MB 115 PG 40								
3	.16Mi.	**2142 W PARADISE DR** **PHOENIX, AZ 85029-3512**	04/01/2026	$325,000	$251	1293	6//2	1966	6,492 SF	
		APN: 149-53-123 Document #: 20260190978 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 123 Subdivision: VALLEY VISTA UNIT TWO MapRef: MB 95 PG 31 Abbreviated Description: Lot:123 Subdivision:VALLEY VISTA UNIT TWO Map Ref:MB 95 PG 31								
4	.1Mi.	**2319 W WETHERSFIELD RD** **PHOENIX, AZ 85029-2716**	02/20/2026	$475,000	$268	1769	7//2	1969	10,489 SF	Yes
		APN: 149-04-036A Document #: 20260099634 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: VALLEY VISTA UNIT FIVE MapRef: MB 121 PG 14 Abbreviated Description: Lot:7 Subdivision:VALLEY VISTA UNIT FIVE Map Ref:MB 121 PG 14								
5	.08Mi.	**2255 W BLOOMFIELD RD** **PHOENIX, AZ 85029-2702**	12/31/2025	$405,000	$193	2090	//3	1971	6,673 SF	Yes
		APN: 149-04-141 Document #: 20250753716 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 112 Subdivision: VALLEY VISTA UNIT FIVE MapRef: MB 121 PG 14 Abbreviated Description: Lot:112 Subdivision:VALLEY VISTA UNIT FIVE Map Ref:MB 121 PG 14								
6	.14Mi.	**2324 W SHAW BUTTE DR** **PHOENIX, AZ 85029-3435**	11/04/2025	$440,000	$329	1334	5//2	1968	10,478 SF	
		APN: 149-57-176 Document #: 20250639853 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 413 Subdivision: VALLEY VISTA UNIT FOUR A MapRef: MB 115 PG 40 Abbreviated Description: Lot:413 Subdivision:VALLEY VISTA UNIT FOUR A Map Ref:MB 115 PG 40								
7	.16Mi.	**12441 N 22ND AVE** **PHOENIX, AZ 85029-2717**	09/25/2025	$295,000	$202	1460	6//1	1971	6,351 SF	
		APN: 149-04-083 Document #: 20250553757 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 54 Subdivision: VALLEY VISTA UNIT 5 MapRef: MB 121 MAP 14 Abbreviated Description: Lot:54 Subdivision:VALLEY VISTA UNIT 5 Map Ref:MB 121 MAP 14								
8	.14Mi.	**2320 W BLOOMFIELD RD** **PHOENIX, AZ 85029-2705**	08/29/2025	$535,000	$181	2942	//4	1980	6,193 SF	
		APN: 149-04-162 Document #: 20250501970 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 133 Subdivision: VALLEY VISTA UNIT FIVE MapRef: MB 121 PG 14 Abbreviated Description: Lot:133 Subdivision:VALLEY VISTA UNIT FIVE Map Ref:MB 121 PG 14								
9	.03Mi.	**2241 W WETHERSFIELD RD** **PHOENIX, AZ 85029-2712**	08/08/2025	$288,000	$178	1609	5//2	1969	6,500 SF	
		APN: 149-04-111 Document #: 20250457752 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 82 Subdivision: VALLEY VISTA UNIT FIVE MapRef: MB 121 PG 14 Abbreviated Description: Lot:82 Subdivision:VALLEY VISTA UNIT FIVE Map Ref:MB 121 PG 14								
10	.09Mi.	**2201 W WETHERSFIELD RD** **PHOENIX, AZ 85029-2712**	08/05/2025	$350,000	$278	1255	5//2	1970	9,937 SF	
		APN: 149-04-093A Document #: 20250448824 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Subdivision: VALLEY VISTA UNIT FIVE MapRef: MB 121 PG 14 Abbreviated Description: Lot:64 Subdivision:VALLEY VISTA UNIT FIVE Map Ref:MB 121 PG 14								
11	.12Mi.	**2236 W SHAW BUTTE DR** **PHOENIX, AZ 85029-3562**	05/20/2025	$439,990	$271	1618	7//2	1966	7,462 SF	
		APN: 149-53-171 Document #: 20250288873 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 171 Subdivision: VALLEY VISTA UNIT TWO MapRef: MB 95 PG 31 Abbreviated Description: Lot:171 Subdivision:VALLEY VISTA UNIT TWO Map Ref:MB 95 PG 31								
12	.18Mi.	**2314 W PARADISE DR** **PHOENIX, AZ 85029-3427**	04/23/2025	$385,000	$288	1334	5//2	1969	6,273 SF	
		APN: 149-57-210 Document #: 20250228447 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 447 Subdivision: VALLEY VISTA UNIT FOUR A Abbreviated Description: Lot:447 Subdivision:VALLEY VISTA UNIT FOUR A								

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2236 W WETHERSFIELD RD**	**12/19/2024**	$222,800	$22,280	864	5//1	1970	6,090 SF	Yes
.01Mi.	**2230 W WETHERSFIELD RD**	**09/23/2019**	$266,000	$26,600	1,264	5//2	1972	6,190 SF	
.01Mi.	**2242 W WETHERSFIELD RD**	**01/13/2015**	$276,800	$27,680	1,334	5//2	1969	6,159 SF	
.02Mi.	**2235 W CHARTER OAK RD**	**01/13/2022**	$244,200	$24,420	1,166	6//1	1972	6,177 SF	
.02Mi.	**2226 W WETHERSFIELD RD**	**05/25/2021**	$309,800	$30,980	1,880	8//2	1971	6,020 SF	Yes
.02Mi.	**2248 W WETHERSFIELD RD**	**08/31/1990**	$270,100	$27,010	1,334	5//2	1969	6,199 SF	
.02Mi.	**2241 W CHARTER OAK RD**	**09/10/2007**	$230,300	$23,030	960	5//1	1971	6,216 SF	
.03Mi.	**2235 W WETHERSFIELD RD**	**06/13/2022**	$267,100	$26,710	1,526	7//1	1971	6,510 SF	
.03Mi.	**2241 W WETHERSFIELD RD**	**08/08/2025**	$295,800	$29,580	1,609	5//2	1969	6,500 SF	
.03Mi.	**2229 W WETHERSFIELD RD**	**02/04/2014**	$277,700	$27,770	1,413	6//2	1970	6,511 SF	
.03Mi.	**2247 W CHARTER OAK RD**	**03/27/2008**	$249,700	$24,970	1,213	5//1	1971	6,254 SF	
.03Mi.	**2225 W CHARTER OAK RD**	**08/05/2020**	$277,100	$27,710	1,454	7//2	1971	6,275 SF	
.04Mi.	**2220 W WETHERSFIELD RD**	**04/14/2023**	$240,300	$24,030	1,104	5//1	1971	6,099 SF	
.04Mi.	**2247 W WETHERSFIELD RD**	**02/27/2004**	$280,200	$28,020	1,334	5//2	1969	6,545 SF	
.04Mi.	**2254 W WETHERSFIELD RD**	**12/14/2021**	$296,800	$29,680	1,500	6//2	1971	6,430 SF	Yes
.04Mi.	**2225 W WETHERSFIELD RD**	**12/31/2008**	$264,100	$26,410	1,216	6//2	1971	6,539 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	35.5 years old	Households:	18,718
Median Household Income:	$59,310	Households w/Family:	63%
Household Income Per Capita:	$28,654	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

School District Zone:	Washington Elementary District	Students:	18,816
Number of Schools:	33	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.14Mi.	**Shaw Butte Elementary School** Number of Students: 688 Student-Teacher Ratio: 15.64	C+	Public	PK - 6
2.82Mi.	**Mountain Sky Junior High School** Number of Students: 672 Student-Teacher Ratio: 21.13	C+	Public	7 - 8
2.82Mi.	**Mountain Sky Junior High School** Number of Students: 672 Student-Teacher Ratio: 21.13	C+	Public	7 - 8
1.22Mi.	**Thunderbird High School** Number of Students: 1,592 Student-Teacher Ratio: 23.9 Advanced Placement: Yes	A	Public	9 - 12
1.22Mi.	**Thunderbird High School** Number of Students: 1,592 Student-Teacher Ratio: 23.9 Advanced Placement: Yes	A	Public	9 - 12

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0.14Mi.	**Shaw Butte Elementary School**	C+	Public	PK - 6

Number of Students: 688
Student-Teacher Ratio: 15.64

Flood Report

The Subject Property of **2236 W WETHERSFIELD RD, PHOENIX, AZ 85029-2713** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	109%	SIMILAR
OVERALL	102%	SIMILAR

Disaster Alerts

No alerts noted

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